

Housing



One's Foundation for Stability



2007 Legislature Session

There is still work to be done

63 years ago, in his 1944 State of the Union address to Congress, President Franklin Roosevelt declared that economic security is a necessary ingredient for a democratic society.

This is part of his message:

*We have come to clear realization of the fact that true individual freedom cannot exist without economic security and independence. "Necessitous men are not free men..." These economic truths have become accepted as self-evident. We have accepted, so to speak, a second Bill of Rights under which a new basis of security and prosperity can be established for all- regardless of station, race, or creed. Among these are: the right to a useful and remunerative job...the right to earn enough to provide adequate food and clothing and recreation... the right to adequate medical care...the right to a good education [and along with several other enumerated rights] **the right of every family to a decent home.** All of these rights spell security.*
(Roosevelt 1944)

A Right to Housing, Foundation for a New Social Agenda, Bratt, Stone, Hartman Editors 2006

Housing is an integral component to creating economic opportunities and healthy communities. Neighborhoods without a stable and vibrant housing stock cannot attract economic development and investment. Children in precarious housing situations suffer from health problems that include asthma and lead poisoning. In many instances, families without stable housing are unable to access quality health care, educational and employment opportunities.

National Low Income Housing Coalition, Out of Reach Report 2006

References

A Right to Housing, Foundation for a New Social Agenda, Bratt, Stone, Hartman, Editors 2006

Community Action Partnership Annual Report 2005, SLC Utah

Housing Authority of Salt Lake County, Utah December 2006

Out of Reach Report, National Low Income Housing Coalition, 2006, Washington DC

Utah Division of Housing & Community Development, SLC Utah

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Information by County



Beaver County

Country Manor, Beaver

New construction Completed in 2002
12 total/affordable units:
\$110,000 in OWHLF assistance; LIHTC
and USDA-RD
AMI 49% or lower
Developer/Owner/Manager
Beaver City Housing Authority, Beaver



Quick facts about Beaver County

- The housing wage in Beaver County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Beaver County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Beaver County, the estimated mean (average) wage is \$8.20 an hour or \$17,056 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,290 or 30% of Beaver County's median income of \$44,300 can afford a monthly rent of no more than \$332, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$280, and mean wage earners (making \$8.20 an hour) have a gap of \$186 a month.
- 21% of Beaver County residents are renters according to US Census 2000
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Box Elder County

Brittany Greens, Brigham City

New construction completed in 1999
90 units total/80 affordable units
\$350,000 in **OWHLF** assistance, LIHTC
3 units set aside for chronically mentally ill
Through Bear River Mental Health
AMI 4 tiers (35%, 40%, 50%, 60%)

Developer/Owner –

Campbell & Hogue Associates, Bellevue,
WA

Manager

LB Hunt Management in Salt Lake City



Quick facts about Box Elder County

- The housing wage in Box Elder County is \$11.50 per hour. That is, to afford a modest two-bedroom unit at \$598 in Box Elder County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.50, which is 223% of the minimum wage.
- In Box Elder County, the estimated mean (average) wage is \$11.00 an hour or \$22,880 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 40 hours per week, 52 weeks per year.
- Minimum wage workers must work 88 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$16,560 or 30% of Box Elder County's median income of \$55,200 can afford a monthly rent of no more than \$414, while the Fair Market Rent for a two-bedroom unit is \$598.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$417 per month, minimum wage workers a gap of \$330, extremely low income households a gap of \$184, and mean wage earners (making \$11.00 an hour) have a gap of \$26 a month in Box Elder County.
- 20% of Box Elder County residents are renters according to US Census 2000
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Cache County

Providence Place, Providence

New construction completed in 2003
22 total/affordable units
\$139,000 in **OWHLF** assistance
All units for physically disabled
With 21 units fully handicapped accessible
AMI 30% or lower
Developer/Owner
Neighborhood Non Profit Housing, Logan
Manager – Danville Development, Midvale



Quick facts about Cache County

- The housing wage in Cache County is \$11.83 per hour. That is, to afford a modest two-bedroom unit at \$615 in Cache County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.83, which is 229% of the minimum wage.
- In Cache County, the estimated mean (average) wage is \$7.46 an hour or \$15,516 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 64 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$14,760 or 30% of Cache County's median income of \$49,200 can afford a monthly rent of no more than \$369, while the Fair Market Rent for a two-bedroom unit is \$615.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$434 per month, minimum wage workers a gap of \$347, extremely low income households a gap of \$246, and mean wage earners (making \$7.46 an hour) have a gap of \$227 a month in Cache County.
- 35% of Cache County residents are renters according to US Census 2000
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Carbon County

Tony's, Helper

Originally constructed in 1920
Consists of four-plex purchased in 2000
Rehabilitated specifically for transitional
and special-needs households
\$131,000 in **OWHLF** assistance
AMI 30% or lower
Developer/Owner/Manager
Coal Country Housing, Price, UT



Quick facts about Carbon County

- The housing wage in Carbon County is \$10.29 per hour. That is, to afford a modest two-bedroom unit at \$535 in Carbon County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.29, which is 199% of the minimum wage.
- In Carbon County, the estimated mean (average) wage is \$8.83 an hour or \$18,366 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year.
- Minimum wage workers must work 80 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,740 or 30% of Carbon County's median income of \$45,800 can afford a monthly rent of no more than \$344, while the Fair Market Rent for a two-bedroom unit is \$535.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$354 per month, minimum wage workers a gap of \$267, extremely low income households a gap of \$191, and mean wage earners (making \$8.83 an hour) have a gap of \$76 a month in Carbon County.
- 23% of Carbon County residents are renters according to US Census 2000
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Daggett County

Single Family Housing, Manila

New construction

2 homes built and sold in 2006 to income-eligible households

4 more units to be constructed in 2007

\$633,987 in **OWHLF** loan funds matched with local funds

AMI 80% or lower

Developer

Daggett County Commission



Quick facts about Daggett County

- The housing wage in Daggett County is \$10.67 per hour. That is, to afford a modest two-bedroom unit at \$555 in Daggett County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.67, which is 207% of the minimum wage.
- In Daggett County, the estimated mean (average) wage is \$9.17 an hour or \$19,073 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,740 or 30% of Daggett County's median income of \$45,800 can afford a monthly rent of no more than \$344, while the Fair Market Rent for a two-bedroom unit is \$555.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$374 per month, minimum wage workers a gap of \$287, extremely low income households a gap of \$211, and mean wage earners (making \$9.17 an hour) have a gap of \$78 a month in Daggett County.
- 29% of Daggett County residents are renters according to US Census 2000
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Davis County

Francis Peak Multifamily, Kaysville

Originally constructed in 1977
120 total/affordable units
Rehabilitated in 2003
\$815,000 in **OWHLF** assistance, LIHTC and USDA-RD
6 fully-accessible handicapped units;
AMI 2 tiers (39% & 50%)
Developer/Owner/Manager –
Mercy Housing Utah, Salt Lake City, UT



Quick facts about Davis County

- The housing wage in Davis County is \$12.29 per hour. That is, to afford a modest two-bedroom unit at \$639 in Davis County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.29, which is 238% of the minimum wage.
- In Davis County, the estimated mean (average) wage is \$8.41 an hour or \$17,492 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 60 hours per week, 52 weeks per year.
- Minimum wage workers must work 96 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$18,360 or 30% of Davis County's median income of \$61,200 can afford a monthly rent of no more than \$459, while the Fair Market Rent for a two-bedroom unit is \$639.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$458 per month, minimum wage workers a gap of \$371, extremely low income households a gap of \$180, and mean wage earners (making \$8.41 an hour) have a gap of \$201 a month in Davis County.
- 22% of Davis County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Duchesne County

TLC – West Roosevelt

New construction completed in 2005
8 total/affordable units
\$79,302 in **OWHLF** assistance, LIHTC
All units specifically for chronically mentally ill
With 5 units for homeless
AMI 2 tiers (22% & 25%)
Developer/Owner/Manager
Northeastern Counseling Center, Vernal, UT



Quick facts about Duchesne County

- The housing wage in Duchesne County is \$10.67 per hour. That is, to afford a modest two-bedroom unit at \$555 in Duchesne County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.67, which is 207% of the minimum wage.
- In Duchesne County, the estimated mean (average) wage is \$10.14 an hour or \$21,091 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 44 hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$11,910 or 30% of Duchesne County's median income of \$39,700 can afford a monthly rent of no more than \$298, while the Fair Market Rent for a two-bedroom unit is \$555.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$374 per month, minimum wage workers a gap of \$287, extremely low income households a gap of \$257, and mean wage earners (making \$10.14 an hour) have a gap of \$28 a month in Duchesne County.
- 19% of Duchesne County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Emery County

Turnquist, Elmo

New construction completed in 2004
14 total/affordable units
\$90,000 in **OWHLF** assistance &
LIHTC
All units for elderly
AMI 4 tiers (35%, 40%, 50%, 60%)
Developer/Owner/Manager



Quick facts about Emery County

- The housing wage in Emery County is \$10.67 per hour. That is, to afford a modest two-bedroom unit at \$555 in Emery County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.67, which is 207% of the minimum wage.
- In Emery County, the estimated mean (average) wage is \$10.60 an hour or \$22,048 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 40 hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$14,730 or 30% of Emery County's median income of \$49,100 can afford a monthly rent of no more than \$368, while the Fair Market Rent for a two-bedroom unit is \$555.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$374 per month, minimum wage workers a gap of \$287, extremely low income households a gap of \$187 in Emery County.
- 18% of Emery County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Garfield County

Bryce Meadows CROWN, Tropic

New construction CROWN rent-to-own units constructed in 2004;
21 building lots available for sale
Affordable rent-to-own (CROWN) single-family homes constructed on six of those lots
\$223,480 in **OWHLF** assistance, LIHTC also
AMI 50% or lower
Developer/Owner/Manager
Color Country Community Housing, Inc.,
St. George



Quick facts about Garfield County

- The housing wage in Garfield County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Garfield County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Garfield County, the estimated mean (average) wage is \$6.61 an hour or \$13,748 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 72 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household (earning \$13,530 or 30% of Garfield County's median income of \$45,100 can afford a monthly rent of no more than \$338, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$274, and mean wage earners (making \$6.61 an hour) have a gap of \$268 a month in Garfield County.
- 21% of Garfield County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Grand County

Huntridge, Moab

Originally constructed in 1978
24 total/affordable units
Rehabilitated in 2005
\$213,464 in **OWHLF** assistance, LIHTC
and USDA-RD
AMI 2 tiers (39% & 49%)
Developer/Owner
CJC Housing Group, Sunset Beach, CA
Manager – Landmark Management,
Sioux City, IA



Quick facts about Grand County

- The housing wage in Grand County is \$10.73 per hour. That is, to afford a modest two-bedroom unit at \$558 in Grand County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.73, which is 208% of the minimum wage.
- In Grand County, the estimated mean (average) wage is \$6.57 an hour or \$13,665 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,110 or 30% of Grand County's median income of \$43,700 can afford a monthly rent of no more than \$328, while the Fair Market Rent for a two-bedroom unit is \$558.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$377 per month, minimum wage workers a gap of \$290, extremely low income households a gap of \$230, and mean wage earners (making \$6.57 an hour) have a gap of \$216 a month in Grand County.
- 29% of Grand County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Iron County



Kensington Place/East I, Cedar City

New construction (2 phases)
61 total/affordable units (Place)
52 total/affordable units (East I)
\$1,000,000 in **OWHLF** assistance, LIHTC
Completed in 1996 (Place) and 1997 (East I)
AMI 50% or lower
Developer/Owner
Campbell & Hogue Associates, Bellevue, WA
Manager
LB Hunt Management, Salt Lake City, UT

Quick facts about Iron County

- The housing wage in Iron County is \$10.67 per hour. That is, to afford a modest two-bedroom unit at \$555 in Iron County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.67, which is 207% of the minimum wage.
- In Iron County, the estimated mean (average) wage is \$7.10 an hour or \$14,768 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 60 hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$12,480 or 30% of Iron County's median income of \$41,600 can afford a monthly rent of no more than \$312, while the Fair Market Rent for a two-bedroom unit is \$555.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$374 per month, minimum wage workers a gap of \$287, extremely low income households a gap of \$243, and mean wage earners (making \$7.10 an hour) have a gap of \$186 a month in Iron County.
- 34% of Iron County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Juab County

Mountain Shadows, Nephi

Property currently under consideration for **OWHLF** assistance for rehabilitation
24 total/affordable units

AMI 38% or lower

Developer/Owner

Multi-Ethnic Development Corporation,
Salt Lake City, UT



Quick facts about Juab County

- The housing wage in Juab County is \$12.98 per hour. That is, to afford a modest two-bedroom unit at \$675 in Juab County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.98, which is 252% of the minimum wage.
- In Juab County, the estimated mean (average) wage is \$8.79 an hour or \$18,283 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 60 hours per week, 52 weeks per year.
- Minimum wage workers must work 100 hours per week to afford a two-bedroom unit.
- An extremely low-income household (earning \$16,800 or 30% of Juab County's median income of \$56,000 can afford a monthly rent of no more than \$420, while the Fair Market Rent for a two-bedroom unit is \$675.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$494 per month, minimum wage workers a gap of \$407, extremely low income households a gap of \$255, and mean wage earners (making \$8.79 an hour) have a gap of \$218 a month in Juab County.
- 20% of Juab County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Kane County



Lazy Days Kanab

Originally constructed in 1979
Rehabilitated in 2002
30 total/affordable units
\$220,000 in **OWHLF** assistance,
LIHTC and USDA-RD
AMI 2 tiers (48% & 50%)
Developer/Owner/Manager
Color Country Community Housing,
St. George, UT

Quick facts about Kane County

- The housing wage in Kane County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Kane County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Kane County, the estimated mean (average) wage is \$7.55 an hour or \$15,704 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 64 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,530 or 30% of Kane County's median income of \$45,100 can afford a monthly rent of no more than \$338, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$274, and mean wage earners (making \$7.55 an hour) have a gap of \$219 a month in Kane County.
- 22% of Kane County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Millard County



Delta Manor II, Delta

Property currently under consideration for **OWHLF** assistance for rehabilitation
17 total/affordable units;

AMI 41% or lower

Developer/Owner

Community Housing Services, Inc., SLC

Quick facts about Millard County

- The housing wage in Millard County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Millard County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 227% of the minimum wage.
- In Millard County, the estimated mean (average) wage is \$8.27 an hour or \$17,201 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$14,160 or 30% of Millard County's median income of \$47,200 can afford a monthly rent of no more than \$354, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$258, and mean wage earners (making \$8.27 an hour) have a gap of \$182 a month in Millard County.
- 20% of Millard County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Morgan County



Programs & Services Available in Morgan County

Parenting Education	Weatherization
Home-based Support	Financial Counseling
Emergency Assistance	Food Assistance
First Time Homebuyers Education	Accessibility Design
Support for Victims of Domestic Violence	
Communication/Language Skills	
Child Care in Times of Crisis or Stress	

Quick facts about Morgan County

- The housing wage in Morgan County is \$12.29 per hour. That is, to afford a modest two-bedroom unit at \$639 in Morgan County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.29, which is 238% of the minimum wage.
- In Morgan County, the estimated mean (average) wage is \$8.40 an hour or \$17,472 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 60 hours per week, 52 weeks per year.
- Minimum wage workers must work 96 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$18,360 or 30% of Morgan County's median income of \$61,200 can afford a monthly rent of no more than \$459, while the Fair Market Rent for a two-bedroom unit is \$639.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$458 per month, minimum wage workers a gap of \$371, extremely low income households a gap of \$180, and mean wage earners (making \$8.40 an hour) have a gap of \$202 a month in Morgan County.
- 12% of Morgan County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Piute County



Services Available in Piute County

Utility Assistance	Accessibility Design
Weatherization	Food Assistance
In Home Respite Care	Critical Needs Funding
Energy Conservation Ed	Senior Assistance Programs
Homeless Prevention Ed	
Before and After School Programs	
Individual Development Accounts	

Quick facts about Piute County

- The housing wage in Piute County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Piute County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Piute County, the estimated mean (average) wage is \$5.01 an hour or \$10,420 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 92 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$11,670 or 30% of Piute County's median income of \$38,900 can afford a monthly rent of no more than \$292, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$320, and mean wage earners (making \$5.01 an hour) have a gap of \$352 a month in Piute County.
- 13% of Piute County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Rich County



Services Available in Rich County

Utility Assistance	Accessibility Design
Weatherization	Food Assistance
In Home Respite Care	Critical Needs Funding
Energy Conservation Ed	Senior Assistance Programs
Homeless Prevention Education	
Before and After School Programs	
Individual Development Accounts	

Quick facts about Rich County

- The housing wage in Rich County is \$11.88 per hour. That is, to afford a modest two-bedroom unit at \$618 in Rich County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.88, which is 230% of the minimum wage.
- In Rich County, the estimated mean (average) wage is \$4.87 an hour or \$10,129 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 96 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household (earning \$15,090 or 30% of Rich County's median income of \$50,300 can afford a monthly rent of no more than \$377, while the Fair Market Rent for a two-bedroom unit is \$618.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$437 per month, minimum wage workers a gap of \$350, extremely low income households a gap of \$241, and mean wage earners (making \$4.87 an hour) have a gap of \$365 a month in Rich County.
- 16% of Rich County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Salt Lake County

James Kier Retirement, Salt Lake City

New construction completed in 2006
51 total/affordable units
\$410,000 in **OWHLF** assistance, LIHTC
All units for elderly,
With 1 unit for homeless;
AMI 4 tiers (40%, 45%, 50%, 55%)
Developer/Owner/Manager
Utah Non Profit Housing Corporation, SLC



Quick facts about Salt Lake County

- The housing wage in Salt Lake County is \$13.73 per hour. That is, to afford a modest two-bedroom unit at \$714 in Salt Lake County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$13.73, which is 266% of the minimum wage.
- In Salt Lake County, the estimated mean (average) wage is \$11.25 an hour or \$23,400 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year.
- Minimum wage workers must work 108 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$18,390 or 30% of Salt Lake County's median income of \$61,300 can afford a monthly rent of no more than \$460, while the Fair Market Rent for a two-bedroom unit is \$714.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$533 per month, minimum wage workers a gap of \$446, extremely low income households a gap of \$254, and mean wage earners (making \$11.25 an hour) have a gap of \$129 a month in Salt Lake County.
- 31% of Salt Lake County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

San Juan County

Kigalia I & II, Blanding

Originally constructed in 1980
42 total/affordable units
\$457,800 in **OWHLF** assistance, LIHTC & USDA-RD
Rehabilitation of project currently ongoing
AMI 50% or lower
Developer/Owner
Multi-Ethnic Development Corporation, SLC
Manager
The Sellers Group, Salt Lake City



Quick facts about San Juan County

- The housing wage in San Juan County is \$10.67 per hour. That is, to afford a modest two-bedroom unit at \$555 in San Juan County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$10.67, which is 207% of the minimum wage.
- In San Juan County, the estimated mean (average) wage is \$10.36 an hour or \$21,548 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 40 hours per week, 52 weeks per year.
- Minimum wage workers must work 84 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$10,590 or 30% of San Juan County's median income of \$35,300 can afford a monthly rent of no more than \$265, while the Fair Market Rent for a two-bedroom unit is \$555.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$374 per month, minimum wage workers a gap of \$287, extremely low income households a gap of \$290, and mean wage earners (making \$10.36 an hour) have a gap of \$16 a month in San Juan County.
- 21% of San Juan County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Sanpete County

Oak Creek, Ephraim

New construction completed in 2001
30 total affordable units
\$300,000 in **OWHLF** assistance, LIHTC
AMI 7 tiers (40%, 43%, 45%, 46%, 47%, 50%, 51%)

Developer/Owner/Manager

Garrison Development & Management,
Prairie Village, KS



Quick facts about Sanpete County

- The housing wage in Sanpete County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Sanpete County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Sanpete County, the estimated mean (average) wage is \$6.22 an hour or \$12,937 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 76 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$12,750 or 30% of Sanpete County's median income of \$42,500 can afford a monthly rent of no more than \$319, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$293, and mean wage earners (making \$6.22 an hour) have a gap of \$289 a month in Sanpete County.
- 21% of Sanpete County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Sevier County

Zion Way Richfield

New construction completed in 2001
22 total affordable units
\$215,000 in **OWHLF** assistance, LIHTC & USDA-RD
AMI 2 tiers (37% & 40%)
Owner/Developer - CJC Housing Group, Inc.
Sunset Beach, CA
Manager – Managers Investment Corporation
Nephi, UT



Quick facts about Sevier County

- The housing wage in Sevier County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Sevier County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Sevier County, the estimated mean (average) wage is \$7.16 an hour or \$14,892 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 64 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,500 or 30% of Sevier County's median income of \$45,00 can afford a monthly rent of no more than \$338, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$274, and mean wage earners (making \$7.16 an hour) have a gap of \$240 a month in Sevier County.
- 18% of Sevier County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Summit County

Holiday Village, Park City

Originally constructed in 1975

80 total/affordable units

Rehabilitated in 2000

\$659,832 in OWHLF assistance, LIHTC and USDA-RD

AMI 2 tiers (50% & 60%)

Developer/Owner

Mountainlands Community Housing, Park City

Manager – The Sellers Group, Salt Lake City



Quick facts about Summit County

- The housing wage in Summit County is \$19.58 per hour. That is, to afford a modest two-bedroom unit at \$1,018 in Summit County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$19.58, which is 380% of the minimum wage.
- In Summit County, the estimated mean (average) wage is \$8.71 an hour or \$18,116 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 88 hours per week, 52 weeks per year.
- Minimum wage workers must work 152 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$24,360 or 30% of Summit County's median income of \$81,200 can afford a monthly rent of no more than \$609, while the Fair Market Rent for a two-bedroom unit is \$1,018.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$837 per month, minimum wage workers a gap of \$750, extremely low income households a gap of \$409, and mean wage earners (making \$8.71 an hour) have a gap of \$565 a month in Summit County.
- 24% of Summit County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Tooele County

Grantsville, Grantsville

New construction; completed in 2006
20 total/affordable units
\$250,000 in **OWHLF** assistance, LIHTC
and USDA-RD
AMI 37% or lower
Developer/Owner/Manager
Tooele County Housing Authority, Tooele



Quick facts about Tooele County

- The housing wage in Tooele County is \$12.54 per hour. That is, to afford a modest two-bedroom unit at \$652 in Tooele County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.54, which is 243% of the minimum wage.
- In Tooele County, the estimated mean (average) wage is \$9.97 an hour or \$20,737 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 52 hours per week, 52 weeks per year.
- Minimum wage workers must work 96 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$16,980 or 30% of Tooele County's median income of \$56,600 can afford a monthly rent of no more than \$425, while the Fair Market Rent for a two-bedroom unit is \$652.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$471 per month, minimum wage workers a gap of \$384, extremely low income households a gap of \$227, and mean wage earners (making \$9.97 an hour) have a gap of \$134 a month in Tooele County.
- 22% of Tooele County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Uintah County

Golden Age Manor, Vernal

Originally constructed in 1979
12 total/affordable units
Rehabilitated in 2005 with
\$85,894 in **OWHLF** assistance
All units for elderly with 2 fully-
accessible
handicapped units
AMI 30% or lower
Developer/Owner/Manager



Quick facts about Uintah County

- The housing wage in Uintah County is \$9.98 per hour. That is, to afford a modest two-bedroom unit at \$519 in Uintah County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$9.98, which is 193% of the minimum wage.
- In Uintah County, the estimated mean (average) wage is \$10.80 an hour or \$22,464 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 36 hours per week, 52 weeks per year.
- Minimum wage workers must work 76 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$13,230 or 30% of Uintah County's median income of \$44,100 can afford a monthly rent of no more than \$331, while the Fair Market Rent for a two-bedroom unit is \$519.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$338 per month, minimum wage workers a gap of \$251, and extremely low income households have a gap of \$188 a month in Uintah County.
- 23% of Uintah County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Utah County

Maeser School, Provo

Rehabilitation completed in 2006
32 total/affordable units
\$300,000 in **OWHLF** assistance, LIHTC
All units for elderly;
AMI 50% or lower
Developer/Owner/Manager
Provo Housing Authority, Provo, UT



Originally constructed as an elementary school in 1896; school closed in 2001 and vacant property purchased by Provo Housing Authority to convert into senior apartments in 2004.

Quick facts about Utah County

- The housing wage in Utah County is \$12.98 per hour. That is, to afford a modest two-bedroom unit at \$675 in Utah County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.98, which is 252% of the minimum wage.
- In Utah County, the estimated mean (average) wage is \$9.08 an hour or \$18,886 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year.
- Minimum wage workers must work 100 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$16,800 or 30% of Utah County's median income of \$56,000 can afford a monthly rent of no more than \$420, while the Fair Market Rent for a two-bedroom unit is \$675.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$494 per month, minimum wage workers a gap of \$407, extremely low income households a gap of \$255, and mean wage earners (making \$9.08 an hour) have a gap of \$203 a month in Utah County.
- 33% of Utah County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Wasatch County

Homeowner Rehab

One Unit

\$24,273 Loan **OWHLF**

20% AMI served

Developer Utah County Housing Authority

The loan was used to install a new roof, vinyl windows, vinyl siding, tie downs, skirting and electrical work.



Quick facts about Wasatch County

- The housing wage in Wasatch County is \$15.31 per hour. That is, to afford a modest two-bedroom unit at \$796 in Wasatch County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$15.31, which is 297% of the minimum wage.
- In Wasatch County, the estimated mean (average) wage is \$8.55 an hour or \$17,784 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 72 hours per week, 52 weeks per year.
- Minimum wage workers must work 120 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$17,730 or 30% of Wasatch County's median income of \$59,100 can afford a monthly rent of no more than \$443, while the Fair Market Rent for a two-bedroom unit is \$796.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$615 per month, minimum wage workers a gap of \$528, extremely low income households a gap of \$353, and mean wage earners (making \$8.55 an hour) have a gap of \$351 a month in Wasatch County.
- 19% of Wasatch County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Washington County

Red Cliff Manor, St George

New construction completed in 2000
98 total/affordable units
\$200,000 in **OWHLF** assistance
All units for elderly
AMI 3 tiers (33%, 43%, 49%)
Developer/Owner/Manager
Adams Construction & Management
Company, Washington, UT



Quick facts about Washington County

- The housing wage in Washington County is \$12.50 per hour. That is, to afford a modest two-bedroom unit at \$650 in Washington County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.50, which is 242% of the minimum wage.
- In Washington County, the estimated mean (average) wage is \$8.74 an hour or \$18,179 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year.
- Minimum wage workers must work 96 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$14,070 or 30% of Washington County's median income of \$46,900 can afford a monthly rent of no more than \$352, while the Fair Market Rent for a two-bedroom unit is \$650.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$469 per month, minimum wage workers a gap of \$382, extremely low income households a gap of \$298, and mean wage earners (making \$8.74 an hour) have a gap of \$196 a month in Washington County.
- 26% of Washington County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Wayne County



Services Available in Wayne County

Utility Assistance	Accessibility Design
Weatherization	Food Assistance
In Home Respite Care	Critical Needs Funding
Energy Conservation Ed	Senior Assistance Programs
Homeless Prevention Education	
Before and After School Programs	
Individual Development Accounts	

Quick facts about Wayne County

- The housing wage in Wayne County is \$11.77 per hour. That is, to afford a modest two-bedroom unit at \$612 in Wayne County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$11.77, which is 228% of the minimum wage.
- In Wayne County, the estimated mean (average) wage is \$8.58 an hour or \$17,846 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 56 hours per week, 52 weeks per year.
- Minimum wage workers must work 92 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$12,510 or 30% of Wayne County's median income of \$41,700 can afford a monthly rent of no more than \$313, while the Fair Market Rent for a two-bedroom unit is \$612.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$431 per month, minimum wage workers a gap of \$344, extremely low income households a gap of \$299, and mean wage earners (making \$8.58 an hour) have a gap of \$166 a month in Wayne County.
- 22% of Wayne County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Weber County

Washington Park, Ogden

New construction completed in 1999
112 total/84 affordable units
\$500,000 in **OWHLF** assistance
AMI 3 tiers (35%, 50%, 55%)
Developer/Owner
Campbell & Hogue Associates,
Bellevue, WA
Manager – LB Hunt Management,



Quick facts about Weber County

- The housing wage in Weber County is \$12.29 per hour. That is, to afford a modest two-bedroom unit at \$639 in Weber County (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$12.29, which is 238% of the minimum wage.
- In Weber County, the estimated mean (average) wage is \$7.89 an hour or \$16,411 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 64 hours per week, 52 weeks per year.
- Minimum wage workers must work 96 hours per week to afford a two-bedroom unit.
- An extremely low-income household earning \$18,360 or 30% of Weber County's median income of \$61,200 can afford a monthly rent of no more than \$459, while the Fair Market Rent for a two-bedroom unit is \$639.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more than \$181 a month for rent and utilities.
- Supplemental Security Income (SSI) Have an affordability gap of \$458 per month, minimum wage workers a gap of \$371, extremely low income households a gap of \$180, and mean wage earners (making \$7.89 an hour) have a gap of \$229 a month in Weber County.
- 25% of Weber County residents are renters according to US Census 2000.
- Utah Ranked 24th out of 51 jurisdictions in terms of affordability. Moving up one spot this year.

Utah Housing Facts

- The average Sales Price of a home in 1995 was \$134,516 in 2005 it climbed to \$219,746 an increase of \$85,230 or 63%
- In Utah 29% of mortgage holders pay more then 30% of their income to housing, 8% pay 50% of their income.
- There are over 10,315 on The Section 8 housing program in the state with another 14,000 people on a waiting list. The average wait time is 20 months.
- In the first quarter of 2007 the Public Housing Capital fund has been shorted 24% by the federal budget. If this continues the state could see a short of \$1.3 million for the year 2007.
- Neighborhoods without a stable and vibrant housing stock cannot attract economic development and investment.
- Children in precarious housing situations suffer from health problems that include asthma and lead poisoning.

Rental Housing Crisis in Utah is confirmed by National Study

Out of Reach backs with concrete data what the daily experience of low-income people tells us is true: Housing costs continue to rise to levels far beyond the reach of low-income workers. Without assistance, the gap between what people in low-wage jobs earn and what rental housing costs here is simply unbridgeable.

Quick facts about National Low Income Housing Coalition report for Utah.

- The housing wage in Utah is \$13.04 per hour. That is, to afford a modest two-bedroom unit (i.e., a unit at HUD's Fair Market Rent for the region), a renter must earn an hourly wage of \$13.04, which is 253% of the minimum wage.
- In Utah, the estimated mean (average) wage is \$9.92 an hour or \$20,633 annually. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 53 hours per week, 52 weeks per year.
- Minimum wage workers must work 101 hours per week to afford a two-bedroom unit.
- An extremely low-income household (earning \$17,341 or 30% of Utah's median income of \$57,804 can afford a monthly rent of no more than \$434, while the Fair Market Rent for a two-bedroom unit is \$678.
- A person living on Supplemental Security Income (SSI) in Utah receives \$603 a month. This means that they should not be paying more then \$181 a month for rent and utilities.

Facts about the homeless in Utah

- 42 Utahns died while living on Utah's streets in 2006
 - * Median age was 48
 - * The oldest was 66
 - * The youngest was 32
 - * Eight were women
 - * Four were in their 30s
- The main causes of homelessness are under educated, loss of job, death or abandonment by breadwinner, lack of health care coverage, and lack of affordable housing.
 - * Homelessness dramatically increases one's risk of illness, injury and death.
 - * People who are homeless are three times more likely to die than someone who has a home.
 - * Difficulty getting rest, maintaining medications, eating well and staying clean and warm prolong and exacerbate illnesses.
 - * With increased affordable health care and housing services, these tragic deaths can be prevented.

PUBLIC HOUSING UNITS AND SECTION 8 VOUCHERS IN UTAH

PUBLIC HOUSING AUTHORITY CODE	PUBLIC HOUSING AUTHORITY NAME	PUBLIC HOUSING UNITS	SECTION 8 AUTHORIZED VOUCHERS PER MONTH	TOTAL
UT002	OGDEN HA	200	822	1,022
UT003	SALT LAKE CO HA	619	2,135	2,754
UT004	SALT LAKE CITY HA	630	2,139	2,769
UT006	BEAVER CITY HA	18	19	37
UT007	PROVO CITY HA	248	883	1,131
UT009	DAVIS CO HA	158	1,036	1,194
UT011	UTAH CO HA	106	952	1,058
UT014	GRAND COUNTY HA	0	73	73
UT015	EMERY CO HA	24	68	92
UT016	CARBON CO HA	121	273	394
UT020	TOOELE CO HA	22	215	237
UT021	ST GEORGE HA	30	244	274
UT022	WEBER COUNTY HA	0	123	123
UT025	WEST VALLEY CITY HA	18	513	531
UT026	LOGAN CITY HA	0	444	444
UT028	ROOSEVELT CITY HA	0	91	91
UT029	MYTON CITY HA	0	33	33
UT030	BEAR RIVER REGIONAL HA	0	122	122
UT031	CEDAR CITY HA	0	139	139
TOTALS		2,194	10,324	12,518

The Statewide Average Wait Time for a Section 8 Voucher is 20 months